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Skagit County Auditor

Return Name & Address:

Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LEGAL LOT CERTIFICATION

File Number: PLAN1-2025-0096

Applicant Name: Christoffersen Living Trust, Curtis D Christoffersen Trustee

Property Owner Name: Christoffersen Living Trust, Curtis D Christoffersen Trustee

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P67222

Lot Size: 0.51 acres Description: LOT 20, LINDA VISTA ADDITION, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 74, RECORDS OF SKAGIT COUNTY, WASHINGTON 33-34-04

1. CONVEYANCE

- ☒ *IS* a Legal Lot as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.70.040(3) and RCW 58.17.210 and therefore IS eligible for conveyance. (per AF# AF#)
- ☐ *IS NOT* a Legal Lot as defined in SCC 14.04.020 and therefore IS NOT eligible for conveyance or development.

2. DEVELOPMENT

- ☐ *IS* the minimum lot size required for the _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.
- ☒ *IS NOT* the minimum lot size required for the Urban Reserve Residential (URR) zoning district in which the lot is located but does meet an exemption listed in SCC 14.70.060(4) and therefore IS eligible to be considered for development permits.

Submitted for Recording by:

Name and Signature

Date:

7/28/25

See attached map for Lot of Record boundaries.

